

4 bedroom detached property with pool and barn

EXCLUSIVE



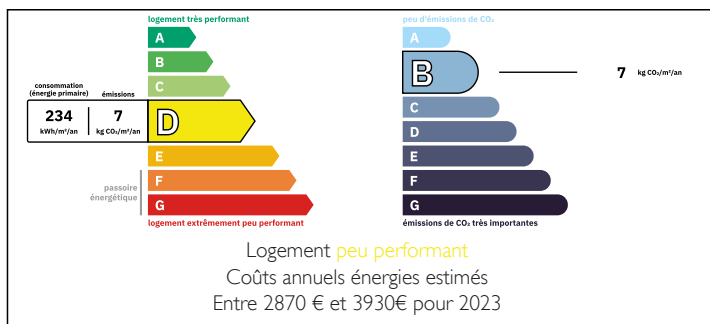
INFORMATION

Town:	Colondannes
Department:	Creuse
Bed:	4
Bath:	3
Floor:	162 m2
Plot Size:	3743 m2

IN BRIEF

This delightful 4/5-bedroom home is nestled in a village setting—close to local amenities yet tucked away, offering a wonderful sense of privacy

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 669 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This charming and versatile property offers generous living space, character features, and fantastic outdoor amenities – all set within approximately 3,743 sqm of land in a peaceful rural location.

Ground Floor:

Steps lead up to the front door, opening into a bright and airy lounge/diner, featuring a wood floor and triple-aspect windows that flood the room with natural light.

A central hallway connects all main rooms.

To the left: a versatile room currently used as a study or 5th bedroom.

To the right: a fully fitted kitchen.

Further along: a family bathroom with W.C., plus a spacious master bedroom with its own private wet room and W.C.

One additional double bedroom completes the ground floor.

First Floor:

A large landing area, ideal as an additional office or reading nook.

Two exceptionally spacious double bedrooms.

Another family bathroom with W.C.

Exterior Features:

A decked terrace for outdoor dining and relaxing.

Steps lead up to a fenced, in-ground swimming pool.

Below the house is a large cellar offering excellent storage or workshop potential.

Attached to the house is an open-fronted hangar and a substantial barn, providing endless possibilities for hobbies, storage, or future development.

Additional Information:

Double-glazed windows and electric radiators throughout.

Quiet rural setting yet with excellent access: only 4–6 km from Dun Le Palestel, approx. 9 km to La Souterraine (with supermarkets and a train station with direct links to Paris).

Easy access to the N145 and A20 road networks.

Limoges Airport is just 45 minutes away.

A bar/restaurant is within walking distance, adding convenience and local charm.
